

# Town & Country

Estate & Letting Agents

Bryn Gwenfro, Tanyfron, Wrexham

£175,000



Situated in a quiet cul-de-sac, this four-bedroom semi-detached home offers easy access to the city centre, motorway links, and local amenities. The property benefits from no onward chain, UPVC double glazing, and gas central heating, with accommodation including a living room, kitchen/diner, ground floor wet room, and four bedrooms. Externally, there is a small front lawn and a sunny rear garden with patio areas.

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

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## DESCRIPTION

Situated in a quiet cul-de-sac within this popular village, this four-bedroom semi-detached home offers easy access to the city centre, motorway links, and local amenities. The property benefits from no onward chain, UPVC double glazing, and gas central heating. Internally, the accommodation comprises an entrance hall, spacious living room, kitchen/diner, side hall with access to a ground floor wet room and side porch, and four first-floor bedrooms. Externally, there is a small front lawn with pathway access and a sunny rear garden, predominantly laid to lawn with paved and gravel patio areas.



## LOCATION

The property is located on Tanyfron in Wrexham, within convenient reach of the town centre, local amenities, and transport links. The area offers access to surrounding countryside as well as road connections to nearby motorway networks.

## ENTRANCE HALL

Entered through a blue leaded opaque UPVC double glazed front door, opening to an entrance hall with stairs rising to the first floor and a light oak veneer door to the living room.



## LIVING ROOM

16'8 x 12'4

A spacious room with two front-facing windows, radiator, feature living flame gas fire, and door through to the kitchen/diner.



## KITCHEN/DINER

13'6 x 8

Fitted with wall, base, and drawer units with stainless steel handles and work surfaces incorporating a stainless steel sink with mixer tap and tiled splashback. Features include two rear-facing windows, radiator, wall-mounted Ideal Logic gas combi boiler, and a door to the side hallway.

## SIDE HALLWAY

Providing access to the understairs storage cupboard, wet room, and UPVC double glazed door to the side porch.



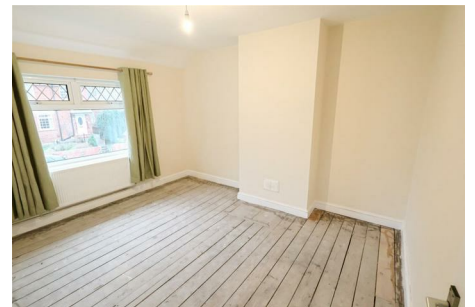
## WET ROOM

5'8 x 4'10

Fully tiled and fitted with a wall-mounted electric shower, dual-flush WC, wash hand basin with medicine cabinet, radiator, extractor fan, and rear-facing window.

## FIRST FLOOR LANDING

With access to the loft, small opaque side window, and doors to all four bedrooms.



## BEDROOM ONE

11'8 x 10'2

Front-facing window with radiator below.



## BEDROOM TWO

13'1 x 8'2

Rear-facing window with elevated views and radiator.



## BEDROOM THREE

9'4 x 9'6 (max)

Front-facing window and radiator.



## BEDROOM FOUR

8'2 x 6'7

Rear-facing window and radiator.

## SIDE PORCH

4'4 x 5'6

Constructed with a low brick wall and UPVC double glazed frame and door opening to the side garden.



## EXTERNALLY

The property is approached via an iron gate opening onto a concrete pathway alongside a lawned garden, leading to both the rear garden and the main entrance door, which benefits from a canopy porch and external lighting. The rear garden enjoys a sunny aspect and is mainly laid to lawn, with a generous paved and gravel patio area, aluminium shed, and external water supply.

## Services

The agents have not tested any of the appliances listed in the particulars.  
Freehold  
Council Tax Band - C (£1949 Per Year)

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

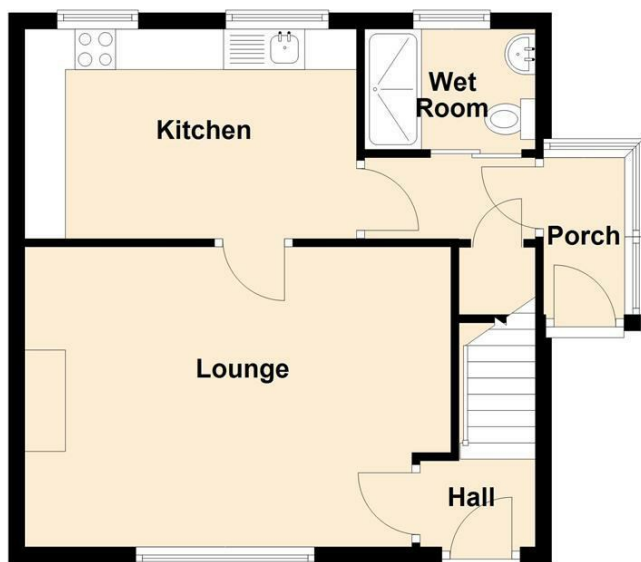
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information

contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

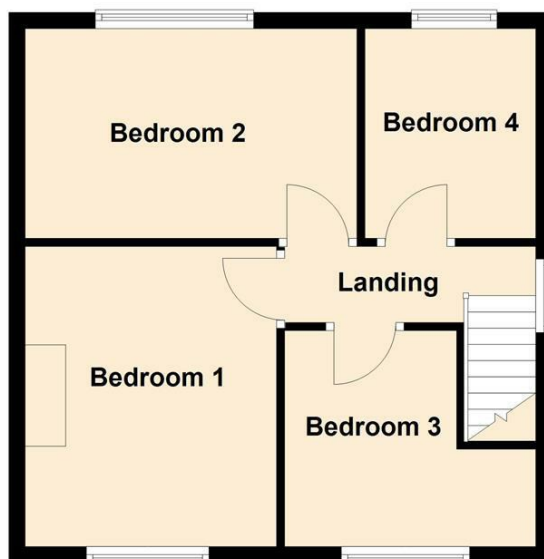
### Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



### First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	